

Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Auditorium

101 8th Street, Oakland, California

April 3, 2013

Members Present:

Susan Adams, Supervisor, County of Marin
Andy Barnes, Policy Chair, Urban Land Institute
Desley Brooks, Councilmember, City of Oakland
Ronit Bryant, Councilmember, City of Mountain View
Paul Campos, Sr. Vice President of Government Affairs, BIA Bay Area
Julie Combs, Councilmember, City of Santa Rosa
Dave Cortese, Supervisor, County of Santa Clara / RPC Chair
Linda Craig, Bay Area League of Women Voters
Diane Dillon, Supervisor, County of Napa
Pat Eklund, Mayor, City of Novato
Scott Haggerty, Supervisor, County of Alameda
Erin Hannigan, Supervisor, County of Solano
John Holtzclaw, Sierra Club
Mark Luce, Supervisor, County of Napa, ABAG President
Nate Miley, Supervisor, County of Alameda
Karen Mitchoff, Supervisor, County of Contra Costa
Anu Natarajan, Councilmember, City of Fremont
Julie Pierce, Mayor, City of Clayton, ABAG Vice President
Laurel Prevetti, BAPDA
Harry Price, Mayor, City of Fairfield
Mark Ross, Vice Mayor, City of Martinez
Pixie Hayward Schickele, California Teachers Association
Allen Fernandez Smith, President & CEO, Urban Habitat
Jim Spering, Supervisor, Solano County
Egon Terplan, Regional Planning Director, SPUR

Members Absent:

Shiloh Ballard, Silicon Valley Leadership Group
Michael Lane, Policy Directory, Non-Profit Housing Assn. of Northern California
Kristina Lawson, Councilmember, City of Walnut Creek
Jeremy Madsen, Executive Director, Greenbelt Alliance
Tim Sbranti, Mayor, City of Dublin
Carol Severin, EBRPD Board of Directors
Beth Walukas, Alameda County Transportation Commission

Staff Present:

Ezra Rapport, ABAG Executive Director
Miriam Chion, ABAG Planning & Research Director
Ken Kirkey, MTC Planning Director
Dayle Farina, ABAG Administrative Specialist

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1. Call to Order/Introductions

Chair Dave Cortese called the meeting to order at 1:10 PM.

2. Public Comment

3. Approval of Minutes

ABAG President Mark Luce assumed the chair briefly.

It was moved by Committee Member Spering and seconded to approve the minutes from February 6, 2012.

The minutes were approved as submitted, with 2 abstentions.

4. Oral Reports/Comments

A. Committee Members

B. Staff

Miriam Chion, ABAG Planning & Research Director, noted the release of the Draft Plan Bay Area and Draft Environmental Impact Report (DEIR). Related to this, Ms. Chion reminded the Committee Members about the Public Workshops and Public Hearings coming up.

Ms. Chion encouraged the Committee Members to attend the General Assembly on April 18 and briefly described the program agenda and speakers.

Committee Member Spering commented that the audience was nearly empty last year during the Growing Smarter Together Awards ceremony and asked if there is any plan on how to keep people there during the awards.

Ms. Chion responded that the afternoon activities were devised, in part, to retain the audience.

Committee Member Craig commented that the league members are disappointed that only 1 public meeting will occur in each county during the comment period of the Draft Plan Bay Area and Draft EIR. Ms. Craig asked if there could be some consideration to have another meeting in Alameda County.

Ezra Rapport, ABAG Executive Director, responded that ABAG is in receipt of the letter from the League of Women Voters and, while staff is already pushed to maximum capacity, he will look into the possibility.

Chair Cortese re-assumed the chair at 1:15.

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5. INFORMATION: Plan Bay Area: Draft Plan

Miriam Chion, ABAG Planning and Research Director, along with Ken Kirkey, MTC Planning Director, presented the Draft Plan Bay Area and shared information on the Plan Bay Area Draft Environmental Impact Report.

Committee Member Spering asked for an overview of the analysis of the Priority Development Areas (PDAs) completed by MTC, as requested by Building Industry of America (BIA). Mr. Spering also asked how the data will be applied to Plan Bay Area.

Mr. Kirkey responded that the PDA Readiness Assessment was a request from the Bay Area Business Coalition to do a deeper analysis than that which was completed a few years ago, which looked at the Planned Priority Development Areas and the challenges involved in them. The new assessment, completed by the consulting firm, Economic and Planning Systems (EPS), looked at what it will take to implement these PDAs relative to the distribution of housing. Mr. Kirkey provided a comprehensive explanation about what else was studied in this assessment.

Mr. Spering also asked how to tie in the “Fix it First” principle with the allocation of resources and investment.

Mr. Kirkey responded that “Fix it First” is probably the key focused growth investment on the transportation side because it maintains the systems already in place.

Mr. Spering would like to see the how we are synchronizing investment that’s going to be made in the system and how that matches up with what is in place today. How the dollar will match up with the policy. *If this can’t be answered today, we can bring it back to the committee another time.*

Mr. Kirkey responded that we can bring it back to a future meeting. In order to keep the existing system maintained at the current level of quality, a lot more money is going forward.

Committee Member Spering then commented on CEQA Reform and asked what needs to be done to achieve our goals and objectives.

Mr. Kirkey commented that CEQA Reform is part of the advocacy platform. Staff will be working with local jurisdictions, other agencies and stakeholder groups to continue the effort already in progress in the Bay Area.

Committee Member Eklund asked for more information on the PDA Readiness Assessment. Ms. Eklund asked for a more detailed explanation on the Entitlement Efficiency at the local level.

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Ezra Rapport, ABAG Executive Director explained that entitlement efficiency would be in place so that developers and project sponsors aren't left with the burden of planning infrastructure for the neighborhood.

Committee Member Adams asked for clarification related to an item on the errata sheet for the Draft Plan Bay Area. It should be clarified that the 2010-2040 percentage of growth is for the entire 2010-2040 cycle and not per year.

Ms. Adams commented that we need to find a better way of communicating how key issues which continue to be raised (i.e., local control for planning) are being managed.

Ms. Adams noted that all of the PDAs are lumped together in the Draft Plan. She asked that it be clarified how we will be managing the process of differentiating them in the Plan going forward.

Ms. Chion clarified that both Planned and Potential PDAs have been designated by the local jurisdiction as PDAs. The difference is that Planned PDAs have an adopted specific. Potential PDAs planning efforts are being revisited and reviewed but have been identified as areas where the local jurisdictions would like to plan for additional growth.

Committee Member Haggerty commented he feels staff has ignored the fact that Alameda County has a substantial amount of protected agricultural land which needs to be identified on the PCA map.

Ms. Chion responded that staff will review the data and run it by Supervisor Haggerty before correcting the data.

Ms. Natarajan asked if there is thought in using social networking to handle some of the outreach and/or bringing in some of the Committee Members and elected officials to do the outreach in light of the resource and time constraints staff is currently up against.

Mr. Kirkey referred members to the online Town Hall at the One Bay Area website. There are other methods and Mr. Kirkey will follow-up with Member Natarajan and others with the specifics.

Committee Member Terplan recommended that more summary tables linking different components (i.e., housing and money) be added to the Final EIR.

Mr. Terplan asked what are the policy tools embedded in the plan to achieve the land use vision. If the transportation side is identifying huge funding gaps, where are the bold visions to achieve that financial goal?

Mr. Rapport and Mr. Kirkey addressed Mr. Terplan's issues.

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Committee Member Terplan then followed by recommending that the major initiatives, which have not been included in past Regional Transportation Plans, be highlighted in some way, to bring them to the attention of the reader.

Committee Member Ross recommended that an outside source edit the Plan Bay Area document, to ensure objectivity. Mr. Ross also suggested telecommuting and working from home be called out in the document. Mr. Ross asked how the service commercial industry will fit into the Plan. He then pointed out that, within the Executive Summary, highlighting racial and ethnic diversity in relation to multi-unit housing should be handled carefully and suggested the wording be re-thought.

Committee Member Campos raised the cap for San Jose on the number of housing units linked to job growth. He made reference to the EPS PDA Feasibility report. Mr. Campos asked how MTC and ABAG envision interacting with San Jose and other jurisdictions with similar numbers, on their housing cap.

Mr. Rapport commented that since this is a long-term plan which will be updated every four years, there is plenty of room for growth before the cap is reached and incentives for situations like this are being discussed.

Committee Member Prevetti addressed the San Jose numbers and explained that the General Plan is aligned with Plan Bay Area.

Mr. Kirkey clarified that the PDA Readiness Assessment also included areas outside of PDAs.

Committee Member Combs referred to page 57 in the RHNA section; She would like some clarification on the Sonoma County numbers in comparison to other neighboring counties. Ms. Combs also commented that they have a need for affordable housing. She is willing to talk with someone offline to get the answers. She also asked for clarification on rehabbing existing housing units for RHNA credit.

Ms. Chion explained the rehab credits and agreed to speak with her after the meeting to explain the methodology.

Ms. Combs asked for some explanation about bus transit funding.

Mr. Kirkey agreed to speak with her offline.

Committee Member Eklund requested the Committee be emailed the presentation.

Committee Member Adams asked how ABAG is responding to posts on the One Bay Area Town Hall forum.

Mr. Rapport responded that we are checking into the process.

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Committee Member Fernandez Smith asked what could be incorporated into the plan given the success of the growth strategy as a tool.

Mr. Kirkey responded that staff will be reading and listening to the public's comments and bringing those back to policy makers to get their input on how they think we should move forward.

Mr. Rapport added that he feels it is important to look at the indicators as points of discussion rather than conclusions.

Committee Member Ross asked to what degree are VMT being considered for carpooling, casual carpooling, etc. and asked how it is being reflected in the VMT.

Mr. Kirkey responded that it has been added. He added he would want to check with the Chief Modeler to find out how the information is being captured.

During the discussion of this agenda item, Chair Cortese referred back to Item 1: Introductions, to introduce new member Councilmember Julie Combs, City of Santa Rosa.

ADJOURN:

Chair Cortese adjourned the meeting at 3:00 p.m. The next meeting is scheduled on June 5, 2013

Submitted by:

Dayle Farina

Administrative Officer